

Issued: August 29, 2018

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING  
MONDAY, AUGUST 6, 2018  
LEGISLATIVE CHAMBER, ROOM 314  
TOWN HALL, WEST HARTFORD, CT 06107**

**DRAFT MINUTES**

**ATTENDANCE:** Chair: Kevin Ahern; Vice Chair: Kevin Prestage; Commissioners: John O'Donnell; Michelle Maresca, Liz Gillette; Alternates: Gordon Binkhorst; Andrea Gomes; Ryan Langan; Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

**ABSENT:**

**CALL TO ORDER/ROLL CALL: 7:00 P.M.**

**MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.**

**MINUTES:**

1. Approval of Minutes:
  - a. Minutes of the Regular Meeting, Monday, July 9, 2018  
*Motion/O'Donnell; Second/Gillette; Vote 5-0 (Ahern, Prestage, O'Donnell, Gillette, Gomes)*

**COMMUNICATIONS:**

2. **2018 Woodridge Lake and Wood Pond Fall Drawdown**- Woodridge Lake Association requests permission to drawdown both Woodridge Lake and Wood Pond by approximately 30 (thirty) inches from about October 1, 2018 to November 30, 2018 as part of their fall maintenance.

After a brief review of the communication and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/O'Donnell; Second/Maresca) to receive the Association's notice of annual drawdown.

1. The Association is authorized to draw down both Woodridge Lake and Wood Pond by 30 inches. The drawdown will commence around October 1, 2018. The activity is consistent with the approved fall maintenance program.



TOWN OF WEST HARTFORD

**TOWN OF WEST HARTFORD**  
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2. Water release should be regulated and monitored to prevent adverse flooding impact downstream, in particular to the Buena Vista Golf Course and associated pond.
3. One week prior to draw down, the Woodridge Lake Association should provide notice to Al Adaskavage, Greenskeeper of Buena Vista Golf Course.
4. The Association should submit a summary report to the Town Planner for referral to the Wetland Agency on the effects of the 30" drawdown.

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3. **139 North Main Street (aka 137 North Main Street)**- Application (SUP #1327) of the American School for the Deaf request to continue hearing to September from Jennifer L. Pizzoferrato, ASD Director of Finance and Operations.

The TPZ received and approved the request for the extension of time and continuation to Wednesday, September 5, 2018 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street by **unanimous vote (5 -0)** (Motion/O'Donnell; Second/Maresca).

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#### **NEW BUSINESS:**

4. **701 Farmington Avenue**- Application (SUP #1259-LB-18) of the Educational Playcare (Congregation Beth Israel, R.O.), requesting TPZ review of compliance with conditions of SUP #1259-R2-16 approved on July 6, 2016 to increase capacity at the daycare facility from one hundred seventy-seven (177) students to one hundred ninety-seven (197) students. (Submitted for TPZ receipt on August 6, 2018. Suggest required public hearing be scheduled for September 5, 2018.)

The TPZ acted by **unanimous vote (5 -0)** (*Motion/O'Donnell; Second/Maresca*) to schedule this matter for public hearing on **Wednesday, September 5, 2018 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

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5. **203 Tunxis Road**- Application (IWW #1085) of James and Barbara Carter (R.O.), requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to replace an existing platform/dock along the edge of Woodridge Lake. (Submitted for IWWA receipt on August 6, 2018. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/Gillette,

Second/Prestage) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **September 5, 2018** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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6. **37 Buena Vista Road**- Application (IWW #1086) of Town of West Hartford, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to perform stormwater infrastructure improvements in various areas of the Buena Vista Golf Course to address erosion at three (3) outlets and an area west of Tunxis Road. (Submitted for IWWA receipt on August 6, 2018. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/O'Donnell, Second/Prestage) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **September 5, 2018** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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7. **1 Abrahms Boulevard**- Application (IWW #1087) of the Mandell Greater Hartford Jewish Community Center (Hebrew Home for Health and Rehabilitation, LLC, R.O.), requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on August 6, 2018. Suggest required public hearing scheduled for September 5, 2018.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/O'Donnell, Second/Maresca) to schedule this matter for public hearing on **September 5, 2018** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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8. **1 Abrahms Boulevard**- Application (IWW #1088) of the Mandell Greater Hartford Jewish Community Center (Hebrew Home for Health and Rehabilitation, LLC, R.O.), requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to construct an approximately 2,400 s.f. nature center located between the existing Jonathan's Dream Playground and the campus's north entrance off Abrahms Boulevard. (Submitted for IWWA receipt on August 6, 2018. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (5-0)** (Motion/O'Donnell,

Second/Maresca) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **September 5, 2018** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

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9. **1 Abrahms Boulevard-** Application (SUP #1328) of the Mandell Greater Hartford Jewish Community Center (Hebrew Home for Health and Rehabilitation, LLC, R.O.), requesting approval of a Special Use Permit to construct an approximately 2,400 s.f. nature center located between the existing Jonathan's Dream Playground and the campus's north entrance off Abrahms Boulevard. (Submitted for TPZ receipt on August 6, 2018. Suggest required public hearing be scheduled for September 5, 2018.)

The TPZ acted by **unanimous vote (5 -0)** (*Motion/O'Donnell; Second/Maresca*) to schedule this matter for public hearing on **Wednesday, September 5, 2018 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

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10. **2019 West Hartford Plan of Conservation & Development Plan (POCD)** – Project kick-off meeting and discussion of the POCD update process, schedule and role of the Town Plan and Zoning Commission.

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11. **Sustainable CT “Healthy, Efficient and Diverse Housing” and “Inclusive and Equitable Community Impacts”** – Discussion of West Hartford's Housing Data Profile from the Partnership for Strong Communities and a housing needs assessment.

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#### **OLD BUSINESS:**

12. **139 North Main Street (aka 137 North Main Street)-** Application (SUP #1327) of the American School for the Deaf (Jeffrey Bravin, Applicant) requesting approval of a Special Use Permit for revisions to an existing playground on the North side of campus. (Submitted for TPZ receipt on June 4, 2018. Required public hearing scheduled for July 9, 2018. As per the applicant's request, the hearing was opened and immediately continued to August 6, 2018.)  
\*\*\**See communication item # 3 request to further continue the hearing to September*\*\*\*

The TPZ received and approved the request for the extension of time and continuation to Wednesday, September 5, 2018 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street by **unanimous vote (5 -0)** (*Motion/O'Donnell; Second/Maresca*).

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#### **TOWN COUNCIL REFERRALS:**

**TOWN PLANNER'S REPORT:**

**INFORMATION ITEMS:**

**REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:**

- TPZ Regular Meeting, Wednesday, September 5, 2018 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, October 1, 2018 @ 7:00 P.M.
- TPZ Regular Meeting, Wednesday, November 7, 2018 @ 7:00 P.M.

***“Any individual with a disability who needs special assistance to participate in the meeting should contact Suzanne Oslander, Department of Social Services, 860.561.7580, seven days prior to the meeting.”***

U: shareddocs/TPZ/Minutes/2018/August 6 final minutes